

Revisions to 115 N Union Project Proposal

ITEMIZED changes (Friendly amendments)

- Updated site plan:
Property has been surveyed and new pins set. New site plan is drawn using survey data for locations of all structures.
Updates include moving cottage west on lot to allow more room for parking on its east side.
Locations of utilities, meters and mailboxes.
- Updated parking quantities and layout:
Back up areas increased to 16' with a curb on all spaces to allow bumper to extend further over lawn.
A permeable concrete grid is in front of entire carriage house now to provide for back up and turn around of indoor parking spaces.
Options for 10 spaces or 8 spaces if DRB accepts parking plan.
A 6 space plan, if accepted, could also greatly improve parking flow and usability of doors on carriage house.
- Zoning and fire criteria:
Both new units will use sprinkler systems and do not need to have fire access as per Brad Biggie, Building Inspector.
Details of fire rated walls have been drawn by G4 Architects based on existing setbacks to property line established in survey.
Cottage moved north to be 10' from south property line.
- ADA Access:
May not require ADA due to the separate nature of the dwellings opposed to one large multi unit. Brad Biggie
- Cut sheets for doors and windows, including the garage doors:
Overhead door quote attached
Windows and doors by Brownell quote to be attached monday
All casements changed to awnings
- Friendly amendment to see more details on the foundation of the cottage
Helical pier drawings and spec sheets. Installers Claim with magnesium anodes, piers can last well over 100 years. Will use enough anodes on each pier to exceed 100 year longevity. A PVC skirt board will run to grade to hide piers.

If board is not convinced I have a back up plan for a frost protected slab on grade that does not have a curtain drain.

- Comments supportive of changes in the gable
Victorian gable ornamentation options for review
- Showing the details or how the cladding relates to the main house (tie in to detail in the trim) or provide historical
Added horizontal gable trim boards and skirt board at grade to mimic carriage house.
Also found a blurry historical photo showing a possibly shingled structure in that location.
Added Crown molding to Cottage roof trim and bed molding to frieze to match carriage house.